

INSTRUCTIONS FOR DEVELOPMENT APPLICATION

TOWNSHIP OF MANSFIELD

General

These instructions are intended only as a guide for the applicant in the submission of a complete development application. They are not intended as a substitute for the appropriate development ordinances of the Township of Mansfield or the laws governing development of the State of New Jersey. In the event that these guidelines are deficient or are in conflict with any of the Township developments ordinances or applicable statutes, those ordinances or statutes shall govern.

Attached to these instructions is a Development Application for the Township of Mansfield. The purpose of this application is to provide the appropriate Board with information concerning your development proposal. It is, therefore, important that you read these instructions fully and completely and understand them prior to completing the application.

All sections of the application must be completed. The information requested in Sections 4 and 6 should be provided with sufficient detail to allow the appropriate board to understand the nature of the application or variance that you are requesting. If you need additional sheets to complete the answer fully, please attach those sheets to the Development Application.

Every application that comes before a board in Mansfield must be determined to be complete. Such a determination is based upon a checklist contained in the Land Use Ordinance of Mansfield. Applications for minor site plans, subdivisions, or variances, are available at the Clerk's office in the Municipal Building or on our website <https://www.mansfieldtownship-nj.gov/index.php/2013-02-23-18-06-25/land-use-board>. In each of those applications you must provide the Board Clerk with all of the information that is requested for the type of application you intend to file. **If you are seeking a waiver of any of the items contained in the checklist, or you believe that those items are not applicable, you must make a written request for a waiver providing the reasons for that waiver.** Only the appropriate board can waive items on the checklist.

All applications for development are subject to application fees and escrow deposits. The application fee(s), as listed in the Mansfield Township Ordinance section 360-22, are required to cover the cost of administration of your application by the Board Office and are *non-refundable*. The escrow deposit(s) are to be used to cover the cost of the Town consultants required to review your application. Any portion of the escrow deposit that is not used for the above purpose at the conclusion of the project will be refunded to you upon written request. You may also request an accounting of the escrow deposits at any time. That accounting must be requested in writing to the Board clerk.

Upon the completion of the application and the preparation of the materials required in the appropriate checklist, you may file the collated application materials, together with the appropriate application fee(s) and escrow deposit(s), with the Board Clerk in the Clerk's Office in the Municipal Building. The application and escrow fees are to be supplied in two separate checks along with a W-9 (attached). The filed materials will be referred to the appropriate board for a determination as to

whether or not the application is complete in accordance with the checklist requirements. The materials must be received at least twenty-eight (28) days in advance of a Board meeting before it will be listed on a Board agenda. If the application is deemed complete, the appropriate board will schedule the matter for a public hearing.

A hearing must be held on all applications to the Mansfield Township Land Use Board. Once a public hearing is scheduled, you may be required to provide notice in accordance with the requirements of the Municipal Land Use Law of the State of New Jersey. You may wish to consult an attorney to determine whether or not you are required to provide such notice and the time within which such notice must be made. If you fail to provide notice where required, your application will not be heard and may cause a delay in your project.

Within ten (10) days of the adoption of a memorializing Resolution the applicant shall publish a brief notice of the Board's decision in the official newspaper.

If you have any questions regarding this application process, feel free to ask the staff at the Clerk/Board office. However, the Clerk/ Board office staff is not intended to provide you with legal, planning, or engineering advice. Professionals in those fields must provide those opinions. You may wish to consult appropriate professionals to assist you.

Land Use Board meetings are held on the third Monday of every month, unless otherwise indicated, at 7:30 PM.

Application Submission:

A complete collated application must be submitted in its entirety including the following:

- a. Eighteen (18) copies of the application forms and completed plat checklists.**
- b. Filing fees made payable to the Township of Mansfield.
Two separate checks and W-9 form**
- c. Eighteen (18) copies of the plans.**
- d. Other documents necessary to demonstrate compliance with the Mansfield Township Code.**
- e. The Express Times-NJ Zone (800-203-3749 etlegalnjzads@anjadvancedmedia.com) is the Official Newspaper for legal notices**

For your convenience, we are attaching a copy of a notice that can be used should your application require notice. This package also includes a Service Notice Certification that should be completed and submitted to the Board Clerk in **the week prior** to the hearing.

PLEASE TAKE NOTICE that_____ [Insert Name of Applicant] _____

Has applied to the Land Use Board of the Township of Mansfield for a variance

To permit_____

[State in **Detail** the Nature of the Variance Being Applied for (use Zoning Application Denial for appropriate codes being violated)]

Regarding the property known as Block_____ Lot_____
commonly known as_____ [Insert Street Address, if available] _____

A hearing before the Land Use Board has been scheduled for 7:30 PM on __[Insert Date of Hearing]____
at the Municipal Building, 100 Port Murray Rd, Port Murray, NJ 07865. At which time you may appear to
ask any questions or raise any objections to the granting of the variance requested.

The application, maps, and related information are available for inspection at the office of the Township
Clerk at the Municipal Building on 100 Port Murray Rd, Port Murray, NJ 07865 between the hours of
9:00 AM and 5:00 PM, Monday through Friday.

Due to the COVID-19 pandemic and the Governor's Executive Orders, please call the Municipal Building
to arrange for viewing the application documents at 908-689-6151. Also, this meeting may take place
virtually and accessed via Zoom:

[Enter Zoom access info here]

PLEASE TYPE OR PRINT

SERVICE OF NOTICE AFFIDAVIT

I, _____, upon my oath depose and say that

(Insert Name of Person Mailing or Personally Serving Notice)

I served the attached notice on the following persons in the manner and on the dates listed below:

NAME OF PERSONS SERVED	METHOD OF SERVICE (Insert Certified Mail or Personal Service Opposite Each Name)	DATE OF SERVICE (Insert Date of Mailing, if by Certified Mail or Date of Physical Delivery to Person Opposite Each Name)

NOTE: If additional space is needed to list the names of persons served, attach an additional sheet.

Sworn and Subscribed to _____ before me

(Insert Name of Person Making Service)

on this _____ day of _____ 20____.

(Insert Name and Title of Person Administering the Oath)

Place seal of Notary Public unless person administering the oath is an Attorney at Law of New Jersey.

NOTE: A certified list of property owners affected by your variance application is available from the Tax Assessor at a nominal charge. If you obtain such a list, attach it to the affidavit together with evidence of mailing by certified mail (white slips) if service has been made by certified mail.

DEVELOPMENT APPLICATION

TOWNSHIP OF MANSFIELD

I. GENERAL INFORMATION

A. Applicant: Name_____

Street Address_____

City, State, Zip_____

Telephone/Email_____

B. Applicant Status:

☐ Individual(s)

☐ Partnership

☐ Corporation

☐ Other Specify:_____

C. If Applicant is a Partnership or Corporation, attach a list of the names of persons having a 10% interest or more in said partnership or Corporation.

☐ Check HERE if list is attached

D. Applicant relationship to property:

☐ Owner

☐ Lessee

☐ Under Contract

☐ Other Specify:_____

E. Property Owner (if other than Applicant):

Name_____

Street Address_____

City, State, Zip _____

Telephone _____

F. Engineer/Land Surveyor:

Name _____

Street Address _____

City, State, Zip _____

Telephone _____

G. Attorney:

Name _____

Street Address _____

City, State, Zip _____

Telephone _____

II. TYPE OF APPLICATION - check where appropriate

_____ Concept Review

_____ Minor Site Plan

_____ Minor Subdivision

_____ Preliminary Major Site Plan

_____ Preliminary Major Subdivision

_____ Final Major Site Plan

_____ Final Major Subdivision

VARIANCES

_____ Use

_____ Bulk

_____ Interpretation

_____ Appeal from Admin Officers Decision

III. PROPERTY DATA

A. STREET ADDRESS _____

B. BLOCK NUMBER _____ LOT NUMBER _____

- C. The location of the property is approximately _____ feet from the intersection of _____ and _____.
- D. Existing Use _____
- E. Proposed Use _____
- F. Zone District _____
- G. Acreage of Entire Tract to be Subdivided _____
- H. Proposed Number of Lots _____
- I. Is the property located on a County of Warren Roadway? ☐ Yes ☐ No
- J. Is the property located within 200' of a municipal boundary? ☐ Yes ☐ No
- K. Was this property subject to a prior development application? ☐ Yes ☐ No
- L. Is the property subject to any existing or proposed deed restriction, easements, rights of way, private roads, or other dedications? ☐ Yes ☐ No

If so, attach all relevant information.

☐ Check here if such information is attached

IV. DEVELOPMENT PROPOSAL – Describe the nature of the application being sought, including on-site improvements

V. SUBMISSIONS – List all maps, plats, sketches, and other exhibits accompanying this application:

DESCRIPTION	DATE PREPARED	PREPARED BY

VI. VARIANCES

Describe any proposed variances requested, detail and/or location, proposed block and lot and the specific section (s) of the Zoning Ordinance of the Township of Mansfield from which relief is sought

VII. VERIFICATION AND AUTHORIZATION

I hereby certify that the statements and information contained herein and attached hereto are true and correct.

Applicant

Date

I hereby authorize the Applicant referenced herein to submit the subject application and to proceed for approval of same.

Property Owner (s)

Date

OFFICIAL USE ONLY

VIII. APPLICATION HISTORY

A. Date Filed: _____

B. Date Complete: _____

C. Fee Paid: _____ Date Paid: _____

D. Notice of Hearing: Date of Publication _____

Date of Mailing _____

Affidavit Received _____

IX. DISPOSITION OF APPLICATION

A. _____ Application Denied

B. _____ Application Withdrawn

C. _____ Application Granted

DATE OF DISPOSITION: _____